

MEETING SUMMARY

DATE July 21, 2015
PLACE 50 W Gay St
TIME 3:04 pm – 4:54 pm

A CALL TO ORDER

Present: William Fergus, Ryan Szymanski, Denis de Verteuil, Trent Smith, Matt Egner and Kim Way

Staff Present: Jackie Yeoman, Kevin Wheeler and Randy Black

B APPROVAL OF MINUTES

Meeting Summary - May 12, 2015

3:04 Meeting Summary – May 19, 2015

Motion: To approve the May 12, 2015 and May 19, 2015 Meeting Summaries.

Motion By: Mr. Way / second by Mr. de Verteuil

Result: Approval (6-0)

C OLD BUSINESS – APPLICATIONS FOR CERTIFICATE OF APPROVAL – Modifications

3:05-3:29 15-04-001

Address: 201 S. Lucas
Property Owner: Manhattan Project, LLC
Applicant: Jonathan Barnes Architecture and Design
To be reviewed: Material/Design modifications

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report including the following modifications to the design approved on May 19, 2015:
 - The location of materials on Lucas Street and the addition of permeable concrete paving.
 - Addition of canopy over exterior corridor.
 - Change of material on north elevation to yellow fiber cement panel and corrugated panel.
 - Change of material to yellow fiber cement panel at unit balconies on east and south elevation.
 - Reduction of window size and change of railing type on west elevation.
 - Exterior lighting plan. Note: The applicant will apply for review of parking lot lighting at a later date.
- Mrs. Yeoman noted that exterior parking lot lighting will be reviewed at a future date.
- Staff recommended sufficient shielding or other methods to be in place for the LED linear surface mount fixtures to prevent light spillage into residential units and the night sky.

Discussion:

- Mr. Way asked if the rooftop patio will be lit; Ms. Gilmore responded it will be lit by wall sconces.
- Ms. Gilmore explained the LED linear surface mount fixtures will have a 7 degree spread to prevent light from entering the residential units and the lights will be dimmable.
 - Each light fixture will be controlled separately and tilted toward the building to reduce light spillage.
 - JBAD worked with their lighting rep and engineer to minimize light spillage.
 - The proposed fixtures do not have shields, but it is possible to add shields.
- Mr. Sherman noted the applicant would like to change the light colors and lighting levels as desired.

- Mr. Way asked why the applicant is proposing uplighting on the elevator shaft; Ms. Gilmore responded it is to highlight artwork that will be placed on the wall.
- Ms. Gilmore explained the change in materials on Lucas Street.
- Mr. Way asked if there is still structural soil under the trees on Lucas; Ms. Gilmore confirmed there is structural soil for all the trees on Lucas Street.
- Mr. Szymanski and Mr. Fergus asked why the applicant made changes to the elevations; Mr. Sherman responded Mr. Robbins wanted to add color; Ms. Gilmore responded the changes provide similar floor plan configurations for both the east and west elevation and the changes unify the design.
- Ms. Gilmore clarified that there will be color at the unit balconies on the west elevation (not shown in renderings).
- Mr. Szymanski stated that he preferred the original west elevation; Mr. Way agreed the railings were more interesting than the proposed panel balcony walls.
- Mr. Way asked if any parking spaces had been moved or changed; Ms. Gilmore stated the number of parking spaces did not change.
- Mr. Way asked if public art was still intended for the parking lot; Ms. Gilmore responded yes.

Motion: To approve the application with the condition sufficient shielding or other methods are in place on the LED linear surface mount fixtures to prevent light spillage.

Motion By: Mr. Fergus / second by Mr. Smith

Result: Approved (6-0)

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:29-3:33 15-07-001

Address: 424 W Town
 Property Owner: Harper Enterprises Inc.
 Applicant: Mode Architects
 To be reviewed: Exterior modifications to patio

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - In March 2015, the EFRB approved the demolition of an existing on-grade patio, construction of a new raised patio, landscaping, and new storefront patio doors on the west elevation.
 - The existing metal railing will be replaced with a wood slat bench/guard along the north and west edges of the patio and a portion of the south elevation.

Discussion:

- Mr. de Verteuil excused himself from the discussion.
- Mr. Egner asked why the applicant was making the changes to the railing; Mr. Ours responded the new rail will provide a better view from inside the tasting room and it provides a bench for the patio.
- Mr. Ours stated the material of the bench will be Southern Yellow Pine and will match existing screening on site.

Motion: To approve

Motion By: Mr. Smith / second by Mr. Egner

Result: Approved (5-0); Mr. de Verteuil abstained

Address: 72 S Gift
 Property Owner: Walter and Lois Reiner
 Applicant: Walter and Lois Reiner
 To be reviewed: New construction, demolition, change in use

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The Deardurff House/Franklinton Post Office is listed on both the National and Columbus Register of Historic Properties.
 - The applicant is renovating the historic structure and is proposing the log home be used in the future as a museum.
 - The application includes:
 - Demolition of a garage (Parcel ID 010-047196)
 - Change in use of the Deardurff House/Franklinton Post Office to a museum (Parcel ID 010-047741)
 - New construction of an accessible ramp/museum entrance or “time tunnel” (Parcel ID 010-047741 and 010-047196)
 - Installation of a “stockade” fence on the perimeter boundaries of parcel numbers 010-048837, 010-291438, 010-047741, 010-047196, and 010-007081.
 - The proposed addition of the accessible ramp and a temporary installation of a seven (7) foot stockade fence on 72 S Gift (010-047741) was reviewed and approved by the Historic Resources Commission on May 21, 2015.
 - After the three year time period expires, the applicant must return to the HRC on an annual basis to receive approval to extend the fence approval if needed.
 - The change in use to museum requires 4 parking spaces and 2 bicycle parking spaces to be provided. Staff supports the request to reduce the required parking from 4 to 0 spaces due to sufficient on-street parking and the walkable environment of East Franklinton. Bicycle parking should be provided.
 - As the accessible ramp is an appropriate replacement use for the garage, and as the garage is not eligible for the Columbus of National Register of Historic places, staff supports the proposed demolition of the existing garage.
 - The proposed stockade fence at a height of seven (7) feet is not consistent with the recommendations of the EFCCD Plan. The plan recommends landscaping on private property boarding sidewalks to enhance the pedestrian experience and for Crime Prevention through Environmental Design (CPTED) to be incorporated into projects to design safer environments.

Discussion:

- Mr. Way asked if there were any modifications to the time tunnel since the Board reviewed a conceptual proposal in March; Mr. Reiner responded there are slight modifications to the design including the location of the entry ramp into the time tunnel.
- Mr. Reiner noted the project has been approved by both federal and state agencies, and the Franklinton Historical Society has also approved the proposed renovations and fence. Mr. Reiner also noted that the Historic Resources Commission approved a stockade fence on the portion of the property included on the Columbus Register.
- Mr. Monsul stated the applicant would provide bicycle parking.
- The Board asked for clarification on the items being reviewed at the meeting; Mrs. Yeoman restated the four application items. There was an additional question as to if the other existing structures on the property would remain; Mrs. Yeoman clarified that all other existing buildings are proposed to remain at this time and the Board is only reviewing proposed demolition of the garage on Parcel ID 010-047196.
- Mr. Egner requested to see elevations of the time tunnel and they were provided for his review.
- Mr. de Verteuil asked what materials will be used for the entrance and how a person gets from the gate to the site; Mr. Reiner responded the material will most likely be brick pavers, but a decision has not been made.
- The Board noted they supported the requests for the demolition of the garage, the change in use to museum and the new construction of the accessible ramp/time tunnel.
- Mr. Reiner provided *verbal* statements as to how the proposed stockade fence was consistent with the Development Standards of the EFCCD Plan. He submitted his notes for the record.
- Mr. Reiner stated his reasons for proposing the fence are to reduce crime, create a safe environment and

create something in Franklinton that is historic. Mr. Reiner provided crime statistics for the record.

- Mr. Monsul stated the fence was controversial with the Historic Resources Commission (HRC) as well, but they were able to reach an agreement by lowering the height to 7 feet and providing a temporary approval.
- Mr. Monsul stated the log home had been vandalized several times even with the existing chain link fence. He also stated the HRC fought the applicant about the fence and felt the house should be open to the public.
- Mr. Smith asked Randy Black, the City of Columbus Historic Preservation Officer, if the HRC would have hypothetically approved a fence around the entire property.
- Mr. Black stated he assumed it would be looked at differently by HRC if expanded to the entire site. Mr. Black also noted the HRC had an interest in maintaining the work on the historic property.
- Mr. Black stated the HRC temporary, three-year approval is based on the fact that a stockade fence does not have historical significance on the proposed site.
- Mr. Reiner noted that Mr. Black is only stating his opinion about the HRC's decision; Mr. Black agreed he provided his best summary/opinion of the HRC decision.
- Ms. Brenda Dutton of the Franklinton Historical Society stated setting a historic mood is very important, especially when a site is in an urban area. She also noted that it was very common in early 1800's to use public buildings for security and Lucas Sullivan constructed a fence around the courthouse.
- Mr. Smith suggested that the EFRB approve the fence with as a temporary three-year approval similar to HRC.
- Additional discussion occurred between the Board and Mr. Reiner about security and if the fence as proposed was consistent with plan recommendations.
- After the Board motioned on the proposal, the Board and Mr. Reiner discussed possible modifications to the proposed stockade fence that would provide consistency with the plan.
- Mr. Reiner noted that the proposed stockade fence is needed to be historically accurate, create an ambiance for the historical village and to encourage people to pay to come into the site.
- Mr. Smith stated he agreed with Mr. Reiner's view that the fence is needed to create a feeling of going back in time. Mr. Smith also noted that Mr. Reiner has been working on the project for a long time.
- Mr. Reiner noted he will not want to take the fence down after three years (based on HRC approval), but that he compromised with HRC to have the fence approved.
- Mr. Szymanski suggested a four foot fence with a large landscaping hedge and a setback; Mr. Monsul stated the existing buildings prevent a setback for the fence. Mr. Szymanski stated it could be accomplished in some areas on Gift and Mill streets.
- Mr. Reiner suggested installation of the fence as proposed with cut-out windows covered with plexi-glass.
- Mr. Way suggested the best outcome for the proposed site would be to open it up as a park; Ms. Dutton (public) responded there is a residential site for those who are homeless very close and it would not be appropriate to be a park.
- Mr. Reiner stated that if the fence is not approved and there is no compromise the project will not continue. He also stated he is trying to create jobs and he will need a mechanism to help pay for the restoration and jobs.

Public Speaker(s):

1. Brenda Dutton, Franklinton Historical Society
 - Support of proposed renovations and proposed stockade fence

Motion (#1): To approve the demolition of the garage on parcel ID 010-047196, new construction of an accessible ramp or "time tunnel," and a change in use of the Deardurff House/Franklinton Post Office to a museum based on:

1. Board modification of required parking from 4 to 0 spaces
2. Two bicycle parking will be provided on site

Motion By: Mr. Fergus / second by Mr. Way

Result: Approved (6-0)

Motion (#2): To disapprove the installation of a stockade fence on permitted boundaries of parcel ID's 010-048837, 010-291438, 010-047741, 010-047196, and 010-007081 for the following reasons:

1. The fence is not consistent with the minimum side yard requirement in the Dodge Park sub-district of 3 feet.
2. The fence is not consistent with the EFCCD plan recommendation to promote accessibility and "visibility" in all new construction and rehabilitation of existing buildings.
3. The fence is not consistent with the EFCCD plan recommendation that landscaping on private property boarding sidewalks should be designed with new elements, such as new plant form or material, at a scale and interval appropriate to the site. This recommendation is not intended to discourage a uniform theme, but to add interest to the streetscape and enhance the pedestrian experience. The Board finds the scale of the fence not appropriate.
4. The fence is not consistent with the EFCCD plan recommendation that development should be designed to encourage visible space that will serve as a means to discourage and to deter crime through the location of physical features, activities and people to maximize visibility.

Motion By: Mr. Fergus / second by Mr. de Verteuil

Result: Approval of Motion (5-1)

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

1. 230 W Rich | Application #15-05-003
Temporary Art Exhibit | Reviewed 05/19/2015 | Issued 05/22/2015
2. 23 S May | Application #15-05-004
Demolition | Reviewed 05/19/2015 | Issued 05/21/2015
3. 495 W Broad | Application #15-05-005
Demolition | Reviewed 05/19/2015 | Issued 05/21/2015
4. 44 S Skidmore | Application #15-05-006
Demolition | Reviewed 05/19/2015 | Issued 05/21/2015

H OTHER BUSINESS

I NEXT MEETING

Tuesday – August 18, 2015 at 50 W Gay St at 3:00 pm.